

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.75'	5.00'	100°18'55"	N52°57'29"E	7.68'
C2	18.00'	100.00'	101°8'55"	N82°02'31"W	17.98'
C3	28.82'	70.00'	23°35'12"	S69°00'12"E	28.61'
C4	4.29'	15.00'	16°23'49"	N65°24'31"W	4.28'
C5	17.75'	35.00'	29°03'33"	S11°43'45"E	17.56'
C6	57.43'	45.00'	73°07'26"	S39°21'44"W	53.61'
C7	6.64'	96.50'	3°56'32"	S77°53'44"W	6.64'
C8	12.60'	70.00'	101°8'55"	N82°02'31"W	12.59'
C9	12.20'	15.00'	46°36'03"	S83°05'33"W	11.87'
C10	15.51'	10.00'	88°50'30"	S75°47'14"E	14.00'

NOTE:  
IN CONJUNCTION WITH THIS PLAN, REFER TO THE  
NORTHPOINTE PD NARRATIVE, DATED JULY 29, 2009  
FOR DETAILED SUPPLEMENTAL INFORMATION PERTAINING  
TO THE NORTHPOINTE PLANNED DEVELOPMENT.

Land Description:

Lots 2 and 3 and part of Lot 1 in the Revised Plat of J.R. Ross Subdivision as recorded in Plat Book 3, Page 41; part of Lots 1 and 2 in Clarmore Subdivision as recorded in Plat Book 7, Page 28; and part of the Southwest Quarter of Section 7, Township 23 North, Range 4 West, in the City of West Lafayette, Tippecanoe County, Indiana, all described as follows:

Beginning at the southwest corner of Lot 16 in M. L. Clevert Subdivision as recorded in Plat Book 4, Page 1-A; thence South 87 degrees 10 minutes 10 seconds East (bearings based on a survey by Colin Nicholas Starr recorded as Document #02027334) along the south line of said Subdivision a distance of 89.46 feet to the northwest corner of Carlisle Meadows Subdivision as recorded in Plat Book 8, Page 48; thence South 00 Degrees 01 Minute 32 Seconds East along the west line of said Carlisle Meadows a distance of 358.80 feet to the southwest corner of said Carlisle Meadows; thence North 87 Degrees 04 Minutes 37 Seconds West a distance of 89.55 feet to the southeast corner of Clarmore Subdivision as recorded in Plat Book 7, Page 28; thence North 87 Degrees 12 Minutes 48 Seconds West along the south line of said Clarmore Subdivision a distance of 480.77 feet to the east right-of-way of U.S. Highway 231 (Northwestern Avenue); thence North 31 Degrees 21 Minutes 59 Seconds West along said right-of-way a distance of 581.27 feet; thence North 44 Degrees 57 Minutes 29 Seconds East along said right-of-way a distance of 33.05 feet to the south right-of-way of Windsor Drive; thence along said right-of-way along a non tangent curve to the right (said curve having a radius of 132.94 feet, a chord bearing of North 89 Degrees 33 Minutes 52 Seconds East and a chord distance of 14.55 feet) an arc length of 14.56 feet; thence South 87 Degrees 17 Minutes 54 Seconds East along said right-of-way a distance of 229.61 feet to the northeast corner of Lot 3 in the Revised Plat of J.R. Ross Subdivision as recorded in Plat Book 3, Page 41; thence South 02 Degrees 45 Minutes 47 Seconds West along the east line of said Lot 3 a distance of 148.78 feet to the southeast corner of said Lot 3; thence South 87 Degrees 14 Minutes 59 Seconds East along the south line of said Ross Subdivision a distance of 523.20 feet to the Point of Beginning containing 6.40 acres, more or less.

*Dale L. Grimes*

Dale L. Grimes  
Professional Land Surveyor #S0452  
JULY 29, 2009

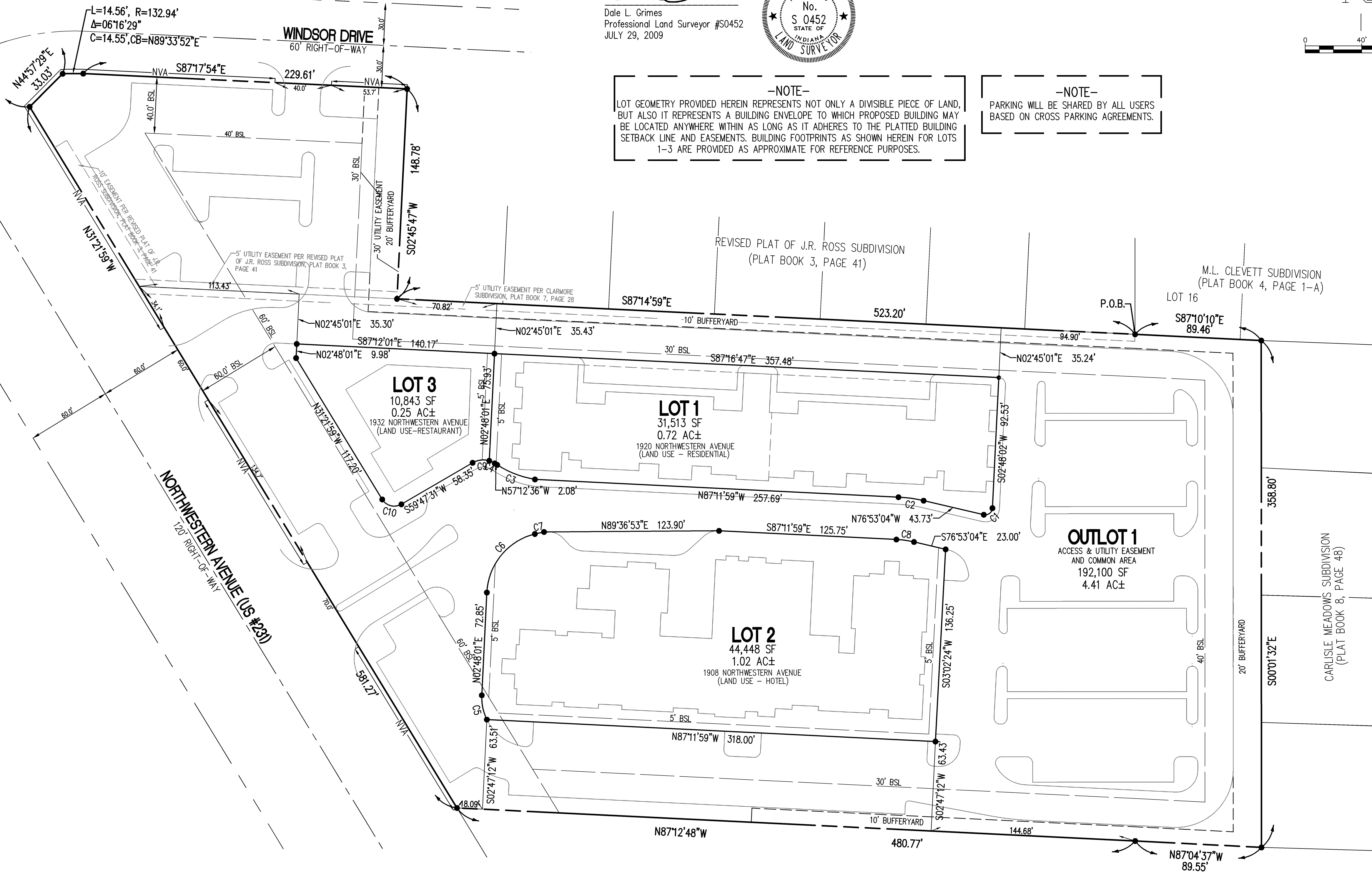
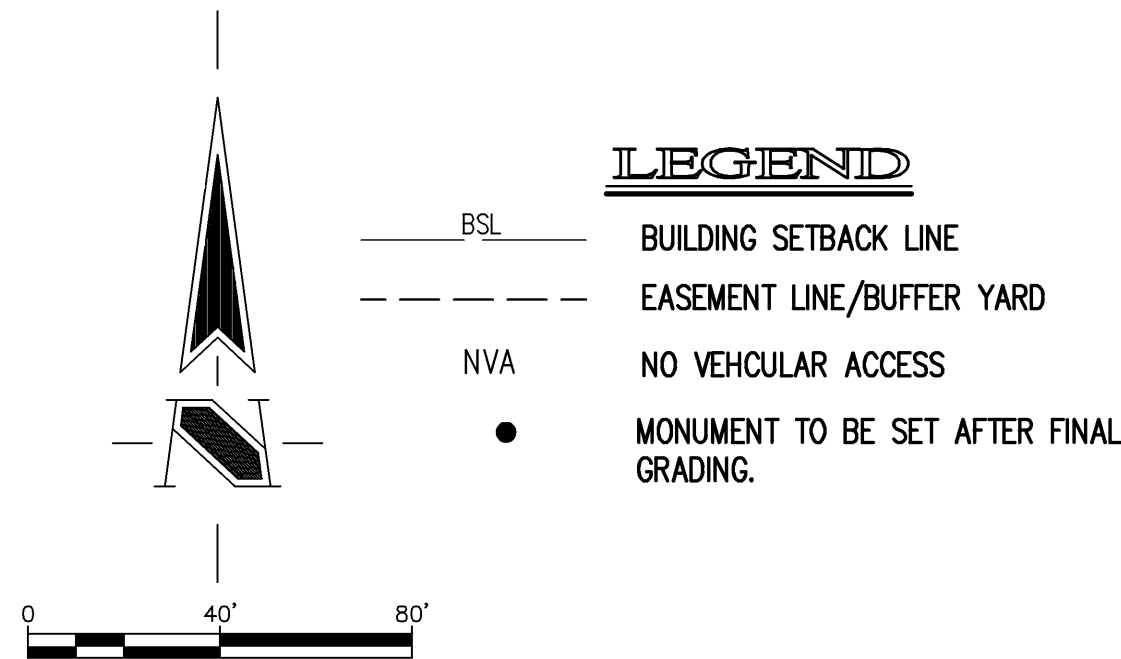


—NOTE—  
LOT GEOMETRY PROVIDED HEREIN REPRESENTS NOT ONLY A DIVISIBLE PIECE OF LAND, BUT ALSO IT REPRESENTS A BUILDING ENVELOPE TO WHICH PROPOSED BUILDING MAY BE LOCATED ANYWHERE WITHIN AS LONG AS IT ADHERES TO THE PLATTED BUILDING SETBACK LINE AND EASEMENTS. BUILDING FOOTPRINTS AS SHOWN HEREIN FOR LOTS 1-3 ARE PROVIDED AS APPROXIMATE FOR REFERENCE PURPOSES.

—NOTE—  
PARKING WILL BE SHARED BY ALL USERS  
BASED ON CROSS PARKING AGREEMENTS.

# PRELIMINARY PLAT FOR: NORTHPOINTE PLANNED DEVELOPMENT WEST LAFAYETTE, INDIANA

LOTS 2 & 3 AND PART OF LOT 1 OF THE REVISED PLAT OF J.R. ROSS SUBDIVISION, PART OF LOTS 1 & 2 OF CLAREMORE SUBDIVISION AND PART OF THE SW 1/4 OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 4 WEST IN THE CITY OF WEST LAFAYETTE, TIPPECANOE COUNTY, INDIANA



## OWNER/DEVELOPER:

1920 NW AVENUE ASSOCIATES, LLC  
400 COLONY SQUARE, SUITE 525  
ATLANTA, GA 30361  
DEED OF RECORD: #200808004632  
#200808004635

TAX KEY #S: 164-03600-0337  
164-03600-0348  
164-03600-0359  
164-03600-0370  
164-03600-0381

## ENGINEER/SURVEYOR:

THE SCHNEIDER CORPORATION  
1330 WIN HENTSCHEL BLVD, SUITE 100  
WEST LAFAYETTE, IN 47906  
(765) 448-6661

REVISIONS:

DATE: JULY 29, 2009

THE SCHNEIDER CORPORATION (2009)



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NORTHPOINTE  
PLANNED DEVELOPMENT  
WEST LAFAYETTE, INDIANA

1920 NW AVENUE ASSOCIATES, LLC  
455 DEANNA LANE, SUITE A, DANIEL ISLAND, SC 29492

DATE: 07/29/09	PROJECT NO.: 6810.008
DRAWN BY: JEP	CHECKED BY: BMF
SHEET TITLE: PRELIMINARY PLAT	
DRAWING FILE: L:\6810\008\DWG\PRELIM\6810008P104.DWG	
XREF(S): L:\6810\008\DWG\PRELIM\6810008P85.DWG L:\6810\008\DWG\0000\6810002\000-000.DWG	
SHEET NO.:	

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